

FINANCIAL REPORTS  
TO  
THE BOARD OF DIRECTORS

The Harbours  
Association

February 28, 2023

Prepared By:

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Prepared without an audit and for internal purposes only.

## 59 The Harbours Association

## Balance Sheet

Posted 02/28/2023

**Assets**Operating Accounts

10000 Operating 24,875.50

Total Operating Accounts 24,875.50Reserve Accounts

10001 Money Market 109,215.39

Total Reserve Accounts 109,215.39Accounts Receivable

12000 Accounts Receivable 275.00

12050 Additional Assessment 61.75

Total Accounts Receivable 336.75Other Assets

14011 Prepaid Insurance 1,001.49

Total Other Assets 1,001.49*Total Assets*135,429.13**Liabilities & Equity**Other Liabilities

21000 Prepaid Assessments 3,582.00

Total Other Liabilities 3,582.00Equity

30000 Reserve Fund 90,595.39

30001 Roof Replacement Reserve 18,620.00

31000 Prior Year Retained Earnings 10,613.89

Total Equity 119,829.28Liabilities and Equity

Operating Retained Earnings 12,017.85

Total Liabilities and Equity 12,017.85*Total Liabilities & Equity*135,429.13

# Statement of Income and Expense

Tuesday, March 7, 2023 12:17

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## 59 The Harbours Association

### Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
<b>Income</b>							
<b><u>Assessment Income</u></b>	<b><u>Acct Code</u></b>						
Assessments	40000	12,350.00	12,350.00	24,700.00	24,700.00	148,200.00	123,500.00
Additional Assessment	40005	1,330.00	1,330.00	2,660.00	2,660.00	15,960.00	13,300.00
Total Assessment Income		<u>13,680.00</u>	<u>13,680.00</u>	<u>27,360.00</u>	<u>27,360.00</u>	<u>164,160.00</u>	<u>136,800.00</u>
<b><u>Other Income</u></b>	<b><u>Acct Code</u></b>						
Interest	40040	29.67	0.00	61.34	0.00	0.00	(61.34)
Late Fees	40050	25.00	0.00	100.00	0.00	0.00	(100.00)
Boat Dock & Kayak Fees	40076	0.00	0.00	0.00	0.00	300.00	300.00
Total Other Income		<u>54.67</u>	<u>0.00</u>	<u>161.34</u>	<u>0.00</u>	<u>300.00</u>	<u>138.66</u>
Total Income		<u>13,734.67</u>	<u>13,680.00</u>	<u>27,521.34</u>	<u>27,360.00</u>	<u>164,460.00</u>	<u>136,938.66</u>
<b>Expense</b>							
<b><u>Administrative</u></b>	<b><u>Acct Code</u></b>						
Copies	50110	14.40	54.17	27.72	108.34	650.00	622.28
Postage	50120	6.00	14.58	8.28	29.16	175.00	166.72
Audit/Tax	50160	0.00	0.00	0.00	0.00	1,000.00	1,000.00
Management Services	50200	983.99	983.99	1,967.98	1,967.98	11,807.00	9,839.02
Miscellaneous	50240	40.90	58.33	87.25	116.66	700.00	612.75
Website	50245	35.00	35.00	70.00	70.00	420.00	350.00
Total Administrative		<u>1,080.29</u>	<u>1,146.07</u>	<u>2,161.23</u>	<u>2,292.14</u>	<u>14,752.00</u>	<u>12,590.77</u>
<b><u>Building Maintenance</u></b>	<b><u>Acct Code</u></b>						
Structural	65000	0.00	208.33	0.00	416.66	2,500.00	2,500.00
Gutters	65100	0.00	125.00	0.00	250.00	1,500.00	1,500.00
Roof Maint/Repairs	65105	0.00	208.33	0.00	416.66	2,500.00	2,500.00
Plumbing	65110	0.00	83.33	0.00	166.66	1,000.00	1,000.00
Painting	65200	0.00	41.67	0.00	83.34	500.00	500.00
Total Building Maintenance		<u>0.00</u>	<u>666.66</u>	<u>0.00</u>	<u>1,333.32</u>	<u>8,000.00</u>	<u>8,000.00</u>
<b><u>Grounds</u></b>	<b><u>Acct Code</u></b>						
Grounds Maintenance	63000	0.00	284.25	0.00	568.50	3,411.00	3,411.00

# Statement of Income and Expense

Posted 2/1/2023 To 2/28/2023 11:59:00 PM

## 59 The Harbours Association

### Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Landscape Maintenance	63100	0.00	0.00	0.00	0.00	20,143.00	20,143.00
Lawn Fertilization	63110	0.00	206.67	0.00	413.34	2,480.00	2,480.00
Tree Removal	63135	0.00	333.33	0.00	666.66	4,000.00	4,000.00
Wetlands Maintenance	63150	710.62	41.67	710.62	83.34	500.00	(210.62)
Irrigation	63400	0.00	166.67	0.00	333.34	2,000.00	2,000.00
Snow Removal	63600	2,352.00	2,352.00	4,704.00	4,704.00	11,760.00	7,056.00
Asphalt / Parking Lot	63710	0.00	1,416.67	0.00	2,833.34	17,000.00	17,000.00
Pest Control	63900	63.28	250.00	662.56	500.00	3,000.00	2,337.44
Trash Removal	63910	0.00	666.67	0.00	1,333.34	8,000.00	8,000.00
<b>Total Grounds</b>		<b>3,125.90</b>	<b>5,717.93</b>	<b>6,077.18</b>	<b>11,435.86</b>	<b>72,294.00</b>	<b>66,216.82</b>
<b><u>Insurance</u></b>	<b><u>Acct Code</u></b>						
Workers Compensation Insurance	50535	0.00	45.83	0.00	91.66	550.00	550.00
Umbrella Insurance	50550	165.75	82.92	331.50	165.84	995.00	663.50
Directors & Officers Insurance	50555	0.00	165.75	0.00	331.50	1,989.00	1,989.00
Liability Insurance	50560	835.66	958.33	1,671.32	1,916.66	11,500.00	9,828.68
<b>Total Insurance</b>		<b>1,001.41</b>	<b>1,252.83</b>	<b>2,002.82</b>	<b>2,505.66</b>	<b>15,034.00</b>	<b>13,031.18</b>
<b><u>Reserve Accounts</u></b>	<b><u>Acct Code</u></b>						
Reserve Contribution	90000	1,235.00	1,235.00	2,470.00	2,470.00	14,820.00	12,350.00
Roof Replacement Reserve	90001	1,330.00	1,330.00	2,660.00	2,660.00	15,960.00	13,300.00
Reserve Interest	90140	28.78	0.00	59.76	0.00	0.00	(59.76)
<b>Total Reserve Accounts</b>		<b>2,593.78</b>	<b>2,565.00</b>	<b>5,189.76</b>	<b>5,130.00</b>	<b>30,780.00</b>	<b>25,590.24</b>
<b><u>Utilities</u></b>	<b><u>Acct Code</u></b>						
Electric	60010	36.25	50.00	72.50	100.00	600.00	527.50
Water	60025	0.00	1,916.67	0.00	3,833.34	23,000.00	23,000.00
<b>Total Utilities</b>		<b>36.25</b>	<b>1,966.67</b>	<b>72.50</b>	<b>3,933.34</b>	<b>23,600.00</b>	<b>23,527.50</b>
<b>Total Expense</b>		<b>7,837.63</b>	<b>13,315.16</b>	<b>15,503.49</b>	<b>26,630.32</b>	<b>164,460.00</b>	<b>148,956.51</b>
<b>Excess Revenue / Expense</b>		<b>5,897.04</b>	<b>364.84</b>	<b>12,017.85</b>	<b>729.68</b>	<b>0.00</b>	<b>12,017.85</b>